

# **Attachment D**

## **Transcript of Public Hearing Proceedings**

K = Kelly Diekmann  
J = Julie Nelson  
B = Brandon Sulser  
D = David Simons  
T = Trudy Ryan  
C = Chuck Hungerford  
L = Laura Babcock  
LK = Larry Klein  
UP = Unidentified Member of the Public

(Opening comments not transcribed)

K Good evening. I'm Kelly Diekmann with the Sunnyvale Planning Department. I want to start out on a correction on a condition of approval. Number One, Letter E, Sub Letter E. It notes a deviation of distance between buildings of twenty-three feet. That is incorrect. That was the standard, not the actual deviation. The actual deviation is twenty feet which is consistent with all the discussion in the Staff Report.

I also want to note that page 5 of 7 in Attachment D is an elevation that the Applicant provided. In relation to comments received during the Planning Commission Study Session, the elevation shows a variation of two feet on the roof line between units. I guess I'll kind of work in from architecture then and start with that. The project originally submitted to the City was very mindful of our zoning standard of two stories and thirty feet and came in with a unit height of about thirty-two feet. And through

C Thank you. Any further questions? No. We'll open the public hearing and ask the Applicant to the microphone to discuss the project, if you'd like.

(Applicant) J Thank you very much. My name is Julia Nelson and I'm working with the C2 design on the project. I'd like to introduce John Travis, who is the Applicant and building...or property owner currently. He's owned the property for over 20 years. As you know, the property is currently a one-story office/commercial/industrial use.

You are fairly familiar with this. I'm going to try and keep it short. We have presented a landscape plan. I'll try to talk to every one of your specific questions and happy to answer more.

This would be Aster Avenue. The brown colors indicate the townhouse blocks. There is a u-shaped drive turnaround between each block of units. They're not connected. They're currently separated by outdoor space. The entire property is ringed by a pedestrian path that goes around and connects to the sidewalk along Aster Street. And there is sort of the green zone where the pedestrian entries are between each of the units.

I would like to make a clarification. There is a discussion about the twenty foot setback between buildings. The twenty foot is actually the distance between projecting

bay windows. The building property lines are actually twenty-four feet apart. And we have made an effort to stagger the bay windows so there are very few locations where the actual dimension...clear dimension is twenty feet.

I think we can easily accommodate the additional patio areas that the Planning Commission has requested in that space.

The plantings along Aster Street... There is an allowance for large, deciduous trees, a London Plain Tree and Chinese Pistach, which I'm sure makes sense to our Landscape Architect. Not necessarily to me. But we are looking for large trees along Aster Street, flowering trees in the common areas, and parking lot trees to provide the allowable shade.

I don't know if there are other questions on the site plan.

This rendering is also behind you. But just talking about the architecture of the building... We have made an effort to modulate the roof lines in respect for the comments that came from the last Planning Meeting, where we're looking at variances from thirty-four to thirty-six feet. Also to give an additional level of variety to the façade, we're looking at three different material pallets. It's all horizontal lap siding, but looking at differing

the scales in addition to differing the colors. So we're looking at three different colors. We are open to alternate colors. We have shown a fairly muted palette. It's a composition tile slate roof. The bay windows punctuate the roof in different locations and also project, like I said, in alternating rhythms throughout the façade.

And there will be an incorporation of some wood trellis work to try to bring some pedestrian scale down at the entrances and through the pedestrian corridors. And these trees are going to grow to be much larger than this in time.

I don't know if you have any additional questions.

C Any questions of the Applicant? Seeing none.

J OK.

C Thank you.

J Thank you.

C And I have no speaker cards for this particular item. I see one person in the audience that is eager to talk.

UP Boy, tonight is a lot of my favorite issues - industrial land being turned into residential again. Again, I defer to your wisdom as to whether you think this is a good project or not. I remember seeing this at the workshop. And one thing I have to say, is the architecture is nice. It's different, but I think very attractive.

- C Seeing no questions of the Applicant, I will close the Public Hearing.
- K I want to note Condition 5C designates that it's...the roof material is supposed to be a fifty year dimensional comp shingle. That was supposed...meant to be not exclusive dimensional comp but that was one solution. The slate roof the Applicant mentioned would be another solution to meeting our quality of roof material and warranty requirements. So that condition could be modified to say, "fifty year dimensional comp shingle or slate roof" or specifically a slate roof if that is what the Applicant is stating tonight.
- C OK. Thank you.
- K Probably just slate roof is what I'm being told would be most appropriate.
- C OK. Thank you. Any discussion by the Commissioners? Are we ready for a motion? Commissioner Babcock.
- L Thank you. David, I hit there without realizing it at the same time. I will vote Alternative Number One - adopt mitigated negative declaration, approve the special development permit and tentative map with the attached conditions including the condition just mentioned by Staff - the 5C to include a slate roof.
- C Commissioner Simons?

D I'll second. And then I request a standard one that I've thrown in. It would be a...basically an addition onto 9. It would be 9M. It's their traditional one which is basically something about the intent of the selected trees to be large species as appropriate to the site. And parenthesis, it's the "Anti-Lollipop tree addition.

L Accepted and expected.

C And to your motion, Commissioner Babcock?

L I was able to make the findings for this project. I like several things about it. One - I like the architecture very much. It's unique. It's different from the customary and standard that we've been seeing an awful lot of lately. I also like the size of the units because I think they're far more affordable for a very wide, medium range of people that are looking for homes - not such huge ones.

I do agree with Staff that the reduction of the two units will make for a much better project. I think the open space would be greatly appreciated. It will at least be a area where they can congregate, where they can meet socially. It may not be able to hold formal meetings out there but at least it will be able to get to know their neighbors very well. That's it.

C Commissioner Simons?

D Yes. I wanted to address one of the issues. I also took direction from Council as far as their intent to leave the height for any particular zoning \_\_\_\_\_. Or not change it. But one of the comments that came out of that process was...is that the intent was...is that we'd go application-by-application and review deviations rather than it was intended to stop any particular deviation from a particular height, whether it be one foot or, in this case, a few more extra feet. So I will be supporting this. I actually am actually a little bit more thrilled about the application because I like the idea that we're actually going to have a slate roof rather than the dimensional composition shingle. It shows one of the things that's always kind of concern to me is when we're putting up a large amount of construction and the quality of the housing in terms of some of the materials are into question. We have no idea what's going to happen. Sometimes they turn out really nice. And sometimes they don't. And this is just...it's kind of like the subzero refrigerator of architecture. If it's in there, people feel a little bit more comfortable about visiting a house...well, that's really expensive. Well, when I see a slate roof, I'm feeling a little bit more comfortable about the design and ultimately the quality of



the look of the facility. So that's it. Thank you very much.

C Thank you. Any further discussion? Seeing none, let's vote on the motion. The motion carries unanimously with one absent.

T In this decision the Planning Commission is final unless there is an appeal to the City Council within fifteen days.

C Thank you.

(End of session)

Transcribed verbatim by We Produce (Leslie Lawton/Lisa Maletis-Massey on August 25, 2005)